

INVESTMENT PACKAGE



Two Property Investment Sale Madison Heights & Warren, Michigan

- Two (2) Tenant Office Building with renewed 5 year lease terms
- Two (2) Tenant Retail building on prime corner – Jimmy John's and Sprint
- Both properties located on 12 Mile Road on a growth corridor
- Excellent long term hold opportunity

For more information, please contact:

Michael Murphy

mmurphy@gerdomrealty.com

Tjader Gerdorn

tgerdom@gerdomrealty.com

We are please to present a fantastic opportunity to own a 2 property portfolio of well located, fully leased assets.

There is a **current NOI of \$216,158** and a **blended cap rate of 8.785%** and a blended **Cash-on-Cash return of 12.67%** (subject to projected financing terms). Jimmy John's franchisee owns 3 stores currently, and the Sprint operator owns over 50 locations.

A full investment package is available for review. Speak to your lender about exact mortgage rate and terms.



Phone: 248.242.6766 | Fax: 866.301.9543
44725 Grand River Ave, Suite 102
Novi, MI 48375